TOWN OF ELSMERE PLANNING COMMISSION MEETING MINUTES July 3, 2012 6:30 P.M.

.

PLEDGE OF ALLEGIANCE:

CALL TO ORDER:

ROLL CALL:

Chairman Lindell – Present Commissioner Hurst – Present Commissioner Anderson – Present Commissioner Swain – Present Commissioner Skipski – Present Commissioner Russo – Present

Commissioner Backer – Present

APPROVAL OF MINUTES:

Approval of the Minutes from the June 5, 2012 Planning Commission Meeting

ACTION: Commissioner Backer made a motion to approve the Minutes from the June 5, 2012 Planning Commission Meeting as transcribed. The motion was seconded by Commissioner Swain.

VOTE: All in favor Motion carried

NEW BUSINESS:

Review Petition 12-19 Tax Parcel #1900-500-127

Andrew Ledger introduced himself as the owner of the property at 114 Ohio Ave. He stated there were a few reasons he wanted the deck in the rear of his property. He said his son has allergies to many things including grass. He then stated that there are roots and a stump taking up most of the back yard from a tree that was taken down. He went on to say that there are steps leading into the home from the back yard that are only as wide as the door and his children have fallen a couple of times while stepping down to allow the door to swing open. Mr. Ledger stated the proposed deck would alleviate all of these problems.

Planning Commission Minutes July 3, 2012 Page 1 of 4 Chairman Lindell stated that the Town's concern is runoff due to the impervious material and said they don't want them to flood out their neighbors nor themselves.

Mr. Ledger stated they have resided at the property for 8 years and have never experienced any flooding issues.

Chairman Lindell asked why Mr. Ledger had to make the deck as large as it's proposed to be.

Mr. Ledger stated the deck would have to cover the entire area of the leftover tree stump and roots, and if scaled down any, would not do such.

2nd District Councilman, Steven Burg, stated he heard no pros or cons in regards to the petition.

Rita Fuhrman introduced herself as the resident at 113 Ohio Ave. She stated the deck would allow her to visit with her neighbor, Mr. Ledger, which she cannot do now due to her use of a walker.

ACTION: A motion was made by Commissioner Swain to recommend Approval of Petition 12-19. Commissioner Russo seconded the motion.

VOTE: All in favor Motion Carried

Review Petition 12-22 Tax Parcel #1900-500-152

Dave Widdoes introduced himself as being with Endeavor Consulting and said he's representing the homeowner of 215 Ohio Ave., Alan Eichelberger. He said they are replacing what's already there with an 8'x 9' deck.

Chairman Lindell asked if they were using the existing footers.

Mr. Widdoes stated they would be using different footings.

Chairman Lindell asked from Chapter 225-22 a series of questions. He asked if Mr. Widdoes was going to design, adequately anchor to prevent floatation, collapse and lateral movement resulting from hydraulic or hydrostatic loads and buoyancy.

Mr. Widdoes stated he would.

Chairman Lindell then asked if the lowest floor would be elevated above the flood level.

Mr. Widdoes said it would be.

Chairman Lindell then asked if he was going to use methods and practices to minimize flood damage.

Mr. Widdoes said, "Yes".

Chairman Lindell went on to ask if it would be constructed with materials to be resistant to flood damage.

Mr. Widdoes again said, "Yes".

2nd District Councilman, Steven Burg, stated he heard no pros or cons in regards to the petition.

ACTION: A motion was made by Commissioner Backer to Approve of Petition 12-22 contingent upon the deck meeting the requirements of Chapter 225-22. Commissioner Swain seconded the motion.

VOTE: All in favor Motion Carried

OLD BUSINESS:

Review of the Annual Comprehensive Plan

The Town Manager's Response to Action Plans 1-12 were discussed. It was determined that Action Plans 5, 8, 9 would be touched on at the August Planning Commission Meeting and if there was time, they would continue on into Action Plans 13-20.

ITEMS SUBMITTED BY CHAIRMAN AND BOARD MEMBERS:

None

PUBLIC COMMENT:

None

ADJOURNMENT:

ACTION: A motion was made by Commissioner Backer to adjourn. Commissioner Russo seconded the motion.

VOTE: All in favor Motion Carried

At this time the meeting was adjourned.

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approved. The audio tape(s) may be reviewed	· · · · · · · · · · · · · · · · · · ·
CHARLES LINDELL, CHAIRMAN	LEON BACKER, SECRETARY